



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Redevelopment Board Minutes 05/26/2004

Arlington Redevelopment Board
Minutes May 26, 2004

Members Present: Ed Tsoi
Roly Chaput
Lynne Lowenstein
Nora Mann

Also Present: Kevin J. O'Brien, Secretary ex officio
Charlie Foscett, Symmes Advisory Committee
Brian Rehrig, Symmes Advisory Committee

Ed Tsoi convened the meeting at 7:00 and the board members discussed their availability for meetings during the summer, and Kevin O'Brien told of the hearings that are pending.

At 7:05 Roland Chaput moved and Ed Tsoi seconded, a motion to enter into Executive session in order that the Board could discuss the progress of the negotiation for the sale of the Symmes property. Kevin O'Brien polled the board: Ed Tsoi – yes, Nora Mann – yes, Roland Chaput – yes, Lynne Lowenstein – yes

At 8:05 Nora Mann moved and Roland Chaput seconded a motion to leave Executive Session. Kevin O'Brien polled the board: Ed Tsoi – yes, Nora Mann – yes, Roland Chaput – yes, Lynne Lowenstein – yes

The Board adjourned to attend the Annual Town Meeting.

Respectfully submitted,
Kevin O'Brien

Arlington Redevelopment Board
5/26/04 **EXECUTIVE SESSION**

Members Present: Ed Tsoi
Roly Chaput
Lynne Lowenstein
Nora Mann

Also Present: Kevin J. O'Brien, Secretary ex officio
Charlie Foscett, Symmes Advisory Committee
Brian Rehrig, Symmes Advisory Committee

At 7:05 Roland Chaput moved and Ed Tsoi seconded a motion to enter into Executive Session in order that the Board could discuss the progress of the negotiation for the sale of the Symmes property since open discussion would affect the value of the land. Kevin O'Brien polled the board: Ed Tsoi – yes, Nora Mann – yes, Roland Chaput – yes, Lynne Lowenstein – yes

The discussion centered around the difficulties in the negotiation caused by the uncertainty of being able to build a medical office building because it cannot be financed without tenants and finding tenants to obligate themselves to the building will take time.

The board discussed the latest offer from Symmes Redevelopment Associates and offered the consensus opinion that that it was of paramount importance that the program include at least 40,000 s.f. of medical office space and that the price be at least \$11 million in one payment. The board discussed the fact that during the negotiations the public has not been informed of the progress which will mean that an education program will be needed once the deal is finalized.

The board instructed Kevin O'Brien to investigate the role of the environmental insurance in resolving the environmental problems on the site in a timely manner.

Brian Rehrig expressed disappointment with the fact that the original proposal had 60,000 square feet of medical/wellness building and the Board was now satisfied with 40,000 square feet and would consider less.

At 8:05 Nora Mann moved and Roland Chaput seconded a motion to leave Executive Session. Kevin O'Brien polled the board: Ed Tsoi – yes, Nora Mann – yes, Roland Chaput – yes, Lynne Lowenstein – yes

The Board adjourned to attend the Annual Town Meeting.

Respectfully submitted,
Kevin J. O'Brien